

**INITIAL STUDY**

**PROJECT FILE NO.: GP03-07-03**

**PROJECT DESCRIPTION:** General Plan amendment request to change the Land Use/Transportation Diagram designation from Industrial Park to Combine Industrial/Commercial on a 13.0-acre site. Under the designation of Combined Industrial/Commercial, the subject site could be developed wholly as commercial or industrial.

**PROJECT LOCATION:** On the south side of Tully Road, approximately 400 feet northeast of with McLaughlin Avenue.

**GENERAL PLAN DESIGNATION:** IP Industrial Park

**ZONING:** A(PD)

**SURROUNDING LAND USES:**

North: Tully Road/Single-Family Residential  
East: U.S. 101/Commercial and Multi-Family Residential

South: Single-Family Residential  
West: Commercial/Single-Family Residential

**PROJECT APPLICANT'S NAME AND ADDRESS:**

Mr. Henry W. Cord/Cord Associates, 42 South First St., Suite D, San Jose, CA 95113

**DETERMINATION**

**On the basis of this initial study:**

<input type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find the proposed project could have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT(EIR)</b> is required.
<input type="checkbox"/>	I find the proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study. An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are included in the project, and further analysis is not required.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Name of Preparer: Mike Mena/Project Manager

Phone No.: (408) 277-8566

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
---------------	---	---	---	----------------------	--------------------------------

**I. AESTHETICS - Would the project:**

a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
e) Increase the amount of shade in public and private open space on adjacent sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

DISCUSSION OF IMPACTS: The subject site is currently built-out with an industrial park development and is surrounded on three sides by single-family detached residential neighborhoods and U.S. 101 on the fourth side which separates the development from regional shopping facilities. The subject site is not located on or near an established and/or designated scenic highway or corridor. There are no structures of historical significance on the subject site, the existing development was built in the mid 1980's.

The requested designation of Combined Industrial/Commercial would allow for uses consistent with those found in the Industrial Park, Light Industrial and Commercial categories. Development intensities under this designation are expected to be significantly less than typical developments found in the aforementioned categories. Potential impacts on the surrounding single-family neighborhoods may occur from a future industrial and/or commercial development in regards to aesthetics; however, the following General Plan Policies which refer to ensuring design and compatibility with surrounding land uses would reduce potential impacts to a less than significant level. **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.**

**MITIGATION MEASURES:**

1. Commercial Land Use Policy #5: Commercial development should be allowed within established residential neighborhoods only when such development is compatible with the residential development and is neighborhood serving.
2. Industrial Land Use Policy #1: Industrial development should incorporate measures to minimize negative impacts on nearby land uses.
3. Industrial Land Use Policy #10: Interface problems between existing residential and new industrial areas should be resolved through the site design and discretionary permit process.
4. Urban Design Policy #6: Proposed structures adjacent to existing residential areas should be architecturally designed and sited to protect the privacy of the existing residences.
5. Urban Design Policy #22: Design guidelines adopted by the City Council should be followed in the design of development projects.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
---------------	---------------------------------------	---	-------------------------------------	------------------	----------------------------

## II. AGRICULTURE RESOURCES - Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4

DISCUSSION OF IMPACTS: The subject site is not located on “prime farmland” and is currently built-out with an existing industrial park development. Therefore, the subject change from an existing industrial land use to an industrial category, which would allow for a greater variety of uses, would not result in a significant impact on agricultural resources. **NO IMPACT.**

MITIGATION MEASURES: No mitigation is required.

## III. AIR QUALITY - Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14

DISCUSSION OF IMPACTS: The subject General Plan amendment would not result in substantial air quality impacts. The subject site is currently built-out with an existing industrial park development. **NO IMPACT.**

MITIGATION MEASURES: No mitigation is required.

## IV. BIOLOGICAL RESOURCES - Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,10
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,6,10

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,6
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,10
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,11
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

DISCUSSION OF IMPACTS: The subject site is currently built-out with an existing industrial park development. The site is not located adjacent to or near a riparian corridor, wetland and or any other protected waterway. No known endangered or threatened species inhabit the subject site. A General Plan amendment from Industrial Park to Combined Industrial/Commercial would not result in impacts on biological resources. **NO IMPACT.**

MITIGATION MEASURES: No mitigation is required.

#### IV. CULTURAL RESOURCES - Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,7
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,8
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,8
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,8

DISCUSSION OF IMPACTS: The subject site is not located within a designated archaeological sensitive area. The subject proposed General Plan amendment would not significantly impact any known cultural resources. **NO IMPACT.**

MITIGATION MEASURES:

#### V. GEOLOGY AND SOILS - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,5
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,5
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5

DISCUSSION OF IMPACTS: There are no known faults within one mile of the subject site. Although the amendment site is not located near any known faults, it is within the seismically active San Francisco Bay Area and is in an identified State Liquefaction Zone. The use of standard engineering and construction techniques at the development stage would mitigate any potential dangers from liquefaction to a less than significant level. **LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED.**

#### MITIGATION MEASURES:

1. Earthquake Policy #1: The City should require that all new buildings be designed and constructed to resist stresses produced by earthquakes.
2. Soils and Geologic Conditions Policy #8: Development proposed within areas of potential geological hazards should not be endangered by, nor contributes to, the hazardous conditions on the site or on adjoining properties.

#### VI. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,12
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

**DISCUSSION OF IMPACTS:** The requested designation of Combined Industrial/Commercial would allow for uses consistent with those found in the Industrial Park, Light Industrial and Commercial categories. Development intensities under this designation are expected to be significantly less than typical developments found in the aforementioned categories. Uses typically found under the light industrial and industrial park categories are those which do not have unmitigatable hazardous or nuisance effects. Uses found in these categories may store or use hazardous and or toxic materials.

Potential impacts on the surrounding single-family neighborhoods may occur from a future development in regards to the storage, use and/or exposure to hazardous materials. Future industrial development and uses on the subject site would be required to adhere to all pertinent State and Local policies and or regulations which govern the use of and storage of hazardous materials and/or toxic gases. The following General Plan Policies would mitigate any potential impacts to a less than significant level. **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.**

**MITIGATION MEASURES:**

1. Hazardous Materials Policy #1: The City should require the proper storage and disposal of hazardous materials to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal.
2. Hazardous Materials Policy #3: The City should incorporate soil and groundwater contamination analysis within the environmental review process for development proposals. When contamination is present on site, the City should report this information to the appropriate agencies that regulate the cleanup of toxic contaminants.
3. Industrial Land Use Policy #1: Industrial development should incorporate measures to minimize negative impacts on nearby land uses.

**VII. HYDROLOGY AND WATER QUALITY - Would the project:**

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,15
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,17
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,9
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,9
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
j) Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

DISCUSSION OF IMPACTS: The subject amendment site is not located within a 100-Year Flood Plain Zone. Potential future development of the site may alter existing drainage patterns and contribute to runoff water. Future development of the site will be required to conform with the requirements of the National Pollutant Discharge Elimination System (NPDES) to reduce impacts on storm water quality from the proposed land use, construction activities, and post construction activities. A Storm Water Pollution Prevention Plan (SWPPP) may be required at the time of future development, in compliance with the State regulations, to control the discharge of storm water pollutants. **LESS THAN SIGNIFICANT IMPACT.**

MITIGATION MEASURES: No mitigation is required.

#### **VIII. LAND USE AND PLANNING - Would the project:**

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

DISCUSSION OF IMPACTS: The subject site is currently designated as Industrial Park and built-out with an industrial park development and is surrounded on three sides by single-family detached residential neighborhoods (Medium Low Density Residential (8 DU/AC) and U.S. 101 on the fourth side which separates the development from regional shopping facilities.

Within 650 feet of the site is an additional pending General Plan amendment requesting to change the land use designation from Medium Low Density Residential (8 DU/AC) to Medium Density Residential (8-16 DU/AC) (File No. GP03-07-01) on an approximately 0.8-acre site. Both sites are accessed from separate streets. The approval of GP03-07-01 would potentially facilitate the development of up to 13 attached single-family dwelling units. The fact that the pending General Plan amendment GP03-07-03 is currently built-out with industrial uses, the number of potential units that could be developed with the approval of GP03-07-01 and that each site is accessed from separate streets, any potential cumulative impacts from both amendments being approved would be less than significant.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
---------------	---------------------------------------	---	-------------------------------------	------------------	----------------------------

The requested designation of Combined Industrial/Commercial would allow for uses consistent with those found in the Industrial Park, Light Industrial and Commercial categories. Potential impacts on the surrounding single-family neighborhoods may occur from a future industrial and/or commercial development in regards to aesthetics and land use compatibility. However, the following General Plan Policies which refer to ensuring design and compatibility with surrounding land uses would reduce potential impacts to a less than significant level. **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.**

#### MITIGATION MEASURES:

Refer to the General Plan mitigation measures identified in the previous section regarding aesthetics.

#### IX. MINERAL RESOURCES - Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,23
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,23

DISCUSSION OF IMPACTS: The proposed amendment site is not located in an area of known valuable mineral resources. **NO IMPACT.**

MITIGATION MEASURES: No mitigation is required.

#### X. NOISE - Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,13,18
b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

DISCUSSION OF IMPACTS: The subject General Plan amendment may allow for less restrictive industrial land uses than would currently be precluded under the current General Plan land use designation of Industrial Park.. Potential uses allowed under the Combined Industrial/Commercial may include warehousing, wholesaling, light manufacturing, research and development, in addition to commercial uses. Any potential future uses on the subject site would be subject to further environmental review and would be required to conform to the City's General Plan noise guidelines.

In addition, any potential future development of the subject site may result in temporary significant increases in noise levels due to construction. The use of available noise suppression devices and techniques during



<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
---------------	---------------------------------------	---	-------------------------------------	------------------	----------------------------

construction of a future project would reduce any temporary noise impacts to a less than significant level.  
**LESS THAN SIGNIFICANT.**

MITIGATION MEASURES: No mitigation is required.

## **XII. POPULATION AND HOUSING - Would the project:**

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

DISCUSSION IMPACTS: The subject site and surrounding area is built-out with existing commercial, industrial park, and residential uses. The predominant single-family neighborhoods which surround the subject site and General Plan policies which are intended to protect and preserve such existing neighborhoods would suggest that the subject amendment would not substantially induce further growth the immediate area nor the surrounding area. Additionally, due to the site currently developed with industrial uses, the subject General Plan amendment would not facilitate a potential development, which would displace any housing units nor people. **NO IMPACT.**

MITIGATION MEASURES: No mitigation is required.

## **XIII. PUBLIC SERVICES - Would the project:**

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

DISCUSSION OF IMPACTS: The subject amendment site is within the City's identified Urban Service Area. The subject amendment would not result in addition housing units and therefore, would not result in impacts to schools and/or parks in the area. The proposed amendment would not result in the need for additional public services or substantially impact greater demand on public services other than what currently exists. **NO IMPACT.**

MITIGATION MEASURES: No mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
---------------	---------------------------------------	---	-------------------------------------	------------------	----------------------------

**XIV. RECREATION**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

DISCUSSION OF IMPACTS: The subject amendment would not result in impacts to the City's recreational resources. **NO IMPACT.**

MITIGATION MEASURES: No mitigation is required.

**XV. TRANSPORTATION / TRAFFIC - Would the project:**

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,19
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,19
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,19
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,19
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,20
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,18
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,18

DISCUSSION OF IMPACTS: The subject amendment would not result in substantial long-term traffic impacts, because the estimated number of PM peak hour trips resulting from the proposed land use change does not exceed the threshold of significance for this area. **NO IMPACT.**

MITIGATION MEASURES: No mitigation is required.

**XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:**

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,15
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,21
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,17
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,22

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,21
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,21
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,21

**DISCUSSION OF IMPACTS:** The subject site is adequately serviced by utilities and service systems (e.g., sanitary and storm sewer, water and solid waste/recycling). **NO IMPACT.**

**MITIGATION MEASURES:** No mitigation is required.

## **XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

a) Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,10
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects and the effects of other current projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,16
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1

**DISCUSSION OF IMPACTS:** The proposed amendment would change the Land Use/Transportation Diagram from Industrial Park to Combined Industrial/Commercial on an approximately 13.0-acre site. The requested designation of Combined Industrial/Commercial would allow for uses consistent with those found in the Industrial Park, Light Industrial and Commercial categories. Development intensities under this designation are expected to be significantly less than typical developments found in the aforementioned categories. Potential impacts on the surrounding single-family neighborhoods may occur from a future industrial and/or commercial development in regards to the following areas:

- Aesthetics
- Hazards and Hazardous Materials
- Geology and Soils
- Planning and Land Use

Although there may be potential for impact in these categories, there are mitigation measures available which could reduce these identified impacts to a less than significant level. The subject General Plan Policies which serve as mitigation measures for a program level analysis are intended to ensure and preserve a high quality of living environment in residential neighborhoods, serve community needs through maximum land use efficiency, provide sufficient land for a variety of industrial uses that is distributed to provide optimum commute access and promote a balanced distribution of jobs and housing and to protect City residents from the risk inherent in the transport, distribution, use and storage of hazardous materials. **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
---------------	---	---	---	----------------------	--------------------------------

### MITIGATION MEASURES:

1. Commercial Land Use Policy #5: Commercial development should be allowed within established residential neighborhoods only when such development is compatible with the residential development and is neighborhood serving.
2. Industrial Land Use Policy #1: Industrial development should incorporate measures to minimize negative impacts on nearby land uses.
3. Industrial Land Use Policy #10: Interface problems between existing residential and new industrial areas should be resolved through the site design and discretionary permit process.
4. Urban Design Policy #6: Proposed structures adjacent to existing residential areas should be architecturally designed and sited to protect the privacy of the existing residences.
5. Urban Design Policy #22: Design guidelines adopted by the City Council should be followed in the design of development projects.
6. Earthquake Policy #1: The City should require that all new buildings be designed and constructed to resist stresses produced by earthquakes.
7. Soils and Geologic Conditions Policy #8: Development proposed within areas of potential geological hazards should not be endangered by, nor contributes to, the hazardous conditions on the site or on adjoining properties.
8. Hazardous Materials Policy #1: The City should require the proper storage and disposal of hazardous materials to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal.
9. Hazardous Materials Policy #3: The City should incorporate soil and groundwater contamination analysis within the environmental review process for development proposals. When contamination is present on site, the City should report this information to the appropriate agencies that regulate the cleanup of toxic contaminants.
10. Industrial Land Use Policy #1: Industrial development should incorporate measures to minimize negative impacts on nearby land uses.

## CHECKLIST REFERENCES

1. Environmental Clearance Application – File No. GP03-07-03
2. San Jose 2020 General Plan
3. USDA, Soil Conservation Service, Soil Survey of SC County, August 1968
4. USDA, Soil Conservation Service, Important Farmlands of SC County map, June 1979
5. State of California's Geo-Hazard maps / Alquist Priolo Fault maps
6. Riparian Corridor Policy Study 1994
7. San Jose Historic Resources Inventory
8. City of San Jose Archeological Sensitivity Maps
9. FEMA Flood Insurance Rate Map, Santa Clara County, 1986
10. California Department of Fish & Game, California Natural Diversity Database, 2001
11. City of San Jose Heritage Tree Survey Report
12. California Environmental Protection Agency Hazardous Waste and Substances Sites List, 1998
13. City of San Jose Noise Exposure Map for the 2020 General Plan
14. BAAQMD CEQA Guidelines, Bay Area Air Quality Management District. April 1996, revised 1999.
15. San Francisco Bay Regional Water Quality Control Board 1995 Basin Plan
16. Final Environmental Impact Report, City of San Jose, SJ 2020 General Plan
17. Santa Clara Valley Water District
18. City of San Jose Title 20 Zoning Ordinance
19. San Jose Department of Public Works
20. San Jose Fire Department
21. San Jose Environmental Services Department
22. San Jose Water Company, Great Oaks Water Company
23. California Division of Mines and Geology
- 24.